

# AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | December 3, 2018

	Members Present	Members Absent	Staff
1	William Alexander (m)		Eric Keeler, Deputy Director
2	Dan Brendel (m)		Tamara Jovovic, Housing Planner
3		Annette Bridges (excused)	Khoa Tran, OEQ
4		Michael Butler	Ellen Eggerton, Sustainability Coordinator, OEQ
5	Katharine Dixon (m)		Brandi Collins, Housing Program Specialist
6	Michael Doyle (m)		
7	Carter Flemming		
8		Jon Frederick	
9		Holly Hanisian (m) (excused)	
10	Bill Harris		
11	Robyn Konkel, Chair		
12	Michelle Krocker		
13	Jessica Lurz*		
14		Helen McIlvaine*	
15	Shelley Murphy		
16		Peter-Anthony Pappas (excused)	
17		Mary Parker	
18		Yasin Seddiq (excused)	
19		Paul Zurawski	
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Jennifer Skow	AHDC	
2			
3			

\*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:05 pm. William Alexander volunteered to take minutes.

## 1. Consideration of November 1, 2018 Minutes

Due to a lack of quorum, the Committee deferred voting on the November minutes until the next meeting.

## **2. Chair Remarks (Robyn Konkell)**

- Shelley Murphy, CEO of Wesley Housing, was introduced as the new Builder/developer of residential property representative on the Committee.

## **3. Staff Updates (Eric Keeler)**

- ARHA closed on the financing for Ramsey Homes. The groundbreaking is scheduled for December 19. Archeological work has been completed.
- Work on the revised Resolution 830 is continuing.
- ARHA has engaged a consultant to review the RFP sites and provide recommendations regarding its redevelopment strategy and sequencing. The consultant's report will be available in early 2019.
- AHDC closed on the financing for Carpenter's Shelter. Demolition is imminent.
- AHDC's Gateway project is anticipated to be completed by December 2019.
- The Committee discussed the implications of Amazon HQ2 on housing affordability generally and, in particular, in Arlandria, and on affordable housing resources.

## **4. Financial Report (Eric Keeler)**

E. Keeler presented the financial report.

## **5. Joint Worksession with the Environmental Policy Commission (Robyn Konkell/Jim Kapsis)**

R. Konkell and Jim Kapsis, chair of the Environmental Policy Commission (EPC), kicked off the joint worksession with introductions. Tamara Jovovic provided a presentation on the opportunities and challenges associated with preserving and enhancing housing opportunity in the City. Numerous facts and figures characterizing recent changes in income, housing costs, quantities of market-affordable units and other key metrics and indicators were reviewed. Ellen Eggerton provided a presentation on the City's Environmental Action Plan update. The first phase covered green building, land use/open space, solid waste, climate change, and energy. The second phase will cover air quality, water resources, environmental health, transportation, and implementation/outreach.

Discussion ensued regarding the interconnectivity of, as well as potential tension between, affordability and sustainability. Members discussed potential tools and initiatives, including the use of CPACE<sup>1</sup>, green zones, and SparkFund, as well as the establishment of heightened baseline environmental standards.

R. Konkell spoke to the importance of preserving the City's existing bonus density and height zoning program (Sec. 7-700). Sec. 7-700 serves as the City's primary tool to expand housing opportunity across the city and, in particular, in high-cost areas with access to transit, jobs, and services without the use of City financing. The recently approved Old Town Arts District text amendment now offers an alternative approach to securing additional density and height through provision

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<sup>1</sup> Commercial property-assessed clean energy (CPACE) is a financing structure in which building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill. The financing arrangement then remains with the property even if it is sold, facilitating long-term investments in building performance.

of onsite arts space. Other text amendments could further weaken the ability of Section 7-700 to produce new affordable housing in the city.

J. Kapsis recognized the critical role well-designed density plays in enhancing housing affordability, in particular when constructed near mass transit.

Both bodies committed to working together to find common ground and to collaborate on projects and initiatives that accomplish shared goals. It was suggested subcommittees be formed to continue future inter-committee work.

The meeting was adjourned at 9:10 pm.